

Bayview Condominium Association, Inc.

Board Meeting Minutes

Thursday, July 17, 2025, at 7:00 PM in the Recreation Room

CALLED TO ORDER

The Meeting was called to order by President Susan Bosnich at 7:05 pm in the recreation room. Also present were Board Members, Treasurer Jasmina Krsulich, Member-at-large Angelica Cheung, and Vice President William Lam. Association management Davis Stirling Management Corp was represented by Mario Allegrini.

Open Forum – “a medium in which the members may express opinions”.

- A member inquired as to why the kitchen drain line backs up frequently.
 - A member requested a drip pan installed in their carport as the garage ceiling is leaking on their car.
 - A member reported packages being stolen and inquired if security camera footage can be reviewed.
 - A member suggested tinting the front door and windows to prevent packages from being seen from the outside.
 - A member suggested installing large “security cameras monitored” signs to use as a deterrent.
 - A member reported bubbling paint in the courtyard.
 - A member suggested leaving the common area windows open in the daytime to help with ventilation.
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BOARD MEETING

ADMINISTRATIVE

FINANCIAL REPORTS

The **June 2025** financial reports were reviewed and approved.

MINUTES

May 15, 2025, meeting minutes were reviewed and approved.

HOMEOWNER COMMUNICATIONS TO THE BOARD AND NEWSLETTER TOPICS

All residents must identify who they let in the building to help prevent package theft and other risks. The spa repair is still under consideration. A reminder will be sent to the residents regarding breaking down boxes and cleaning up after their pets. Additional topics will be announced in the newsletter.

CALENDAR

Next **Board Meeting** is scheduled for **August 21, 2025**, at 7:00 pm in the rec room.

MAINTENANCE - issues, concerns, and major expenses.

- SPA leak will be addressed.
- The main water supply line needs to be replaced. Water in the building will be temporarily shut off.
- The Board will consider hiring an hourly laborer to tend to the landscape.

NEW BUSINESS

- 8+ ft of main drainpipe in the Frontera side building - to be replaced
- Rule change limiting fines to \$100 to be compliant with the new legislation.

OLD BUSINESS

- Laundry equipment to be turned over to WASH after all plumbing repairs have been completed.
- Further consideration regarding the conversion of the unused exercise room into a living space for the maintenance personnel.
- Review of the janitorial contract will take place at the next meeting following receipt of July invoice, which will include the proposed revisions.

Executive Session

None.

Meeting adjourned at 9:07 PM

Attested:



Date:

July 17, 2025